

CITY COUNCIL REPORT



MEETING DATE: December 12, 2005

ITEM NO. 15

SUBJECT

Horseman Park Estates - 22-PP-2004

REQUEST

Request Final Plat approval for eight single-family on a 2.9+/- acre parcel.

Key Items for Consideration:

- 8 lots on 2.9 acres
- Access to existing streets in an adjacent subdivision
- Site located in Lower Desert Landform of ESL

OWNER

Monogram Development Services
480-513-9600

APPLICANT CONTACT

Russ Herman
Monogram Development Services
480-513-9600

LOCATION

East of the Northeast corner of 98th Street
& McDowell Mountain Ranch Road

BACKGROUND

Zoning.

The site is zoned Single Family Residential District, Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD). The R1-5 zoning district allows for 4,700 square-foot lots or larger. The ESL zoning purpose is to preserve the natural environmental features of a property. The PCD zoning is part of the Horseman's Park East zoning designation, intended to create a master plan for development of the area. The site was rezoned with case 10-ZN-2003 approved July 7, 2003.

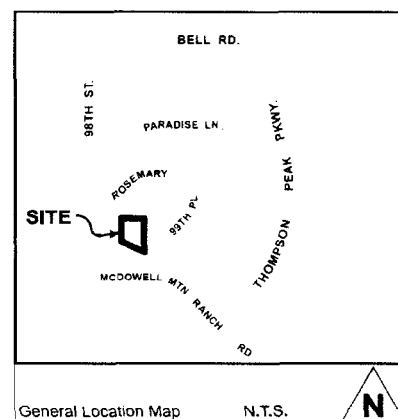
Context.

The property to the north, east and west is zoned Single Family Residential District Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD) and is developed with a subdivision. To the south is unimproved property planned and zoned for residential development and pending rezoning for commercial office development.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The purpose of the request is to develop an eight-lot single-family residential subdivision. The natural wash that crosses the site will be preserved as Natural Area Open Space (NAOS). The street network consists of one cul-de-sac street for all eight lots. The proposed street connects to the existing 98th Way at the northwest corner of the site.



Development Information.

Existing Use: Unimproved
Parcel Size: 2.9 gross acres
Number of Lots: 8

Natural Area Open Space:

- Required: 0.73 acres
- Provided: 0.81 acres
- Revege: 0.98 acres

Building Height Allowed: 24-feet measured from natural grade

IMPACT ANALYSIS**Traffic.**

A new cul-de-sac will be constructed to serve the proposed lots. The property has access to community-serving streets through the adjacent subdivision to 96th Street west of this site, which is designated as a Major Collector and connects Bell Road and McDowell Mountain Road. Bell Road is a Major Arterial with a signal at 96th Street. McDowell Mountain Road is designated as a Minor Arterial and provides access to Thompson Peak Parkway.

Airport Vicinity.

This site is within proximity of the Scottsdale Airport. The zoning for this property requires the developer to provide notice to prospective buyers regarding the closest distance from the buyer's lot to the midpoint of the Scottsdale Airport runway.

Water/Sewer.

Water and sewer services are required to be installed with this development by the developer.

Fire.

The City's fire staff has reviewed the proposed lotting plan and the proposal conforms to the safety requirements.

Schools.

The Scottsdale Unified School District has been notified of this application. This eight-lot subdivision is anticipated to generate four new students in elementary, middle, and high school. The School District has planned for and existing school capacity is adequate to accommodate these students.

Open space/Trails.

The wash on this site will be used for Natural Area Open Space and drainage purposes.

The Old Verde Canal is proposed as a trail extending along its length of the properties that abut to it. The properties to the west and east have dedicated trail easements over the Old Verde Canal. This development will provide a trail easement connection along the north side of the Old Verde Canal to provide a continuous and uninterrupted trail alignment.

**OTHER BOARDS AND
COMMISSIONS****Development Review Board**

The Development Review Board heard this case on January 27, 2005, and approved the preliminary plat, 5-0.

**STAFF
RECOMMENDATION**

Recommended Approach:
Staff recommends approval

**RESPONSIBLE
DEPT(S)**

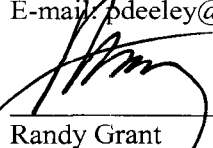
Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

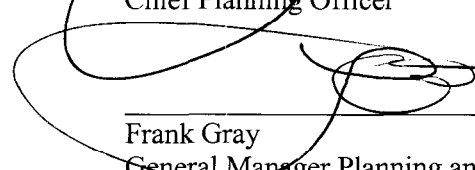
Kira Wauwie, AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

Peter Deeley
Planning Coordination Manager
480-312-2554
E-mail: pdeeley@ScottsdaleAZ.gov

APPROVED BY

Randy Grant
Chief Planning Officer
11/18/05

Date

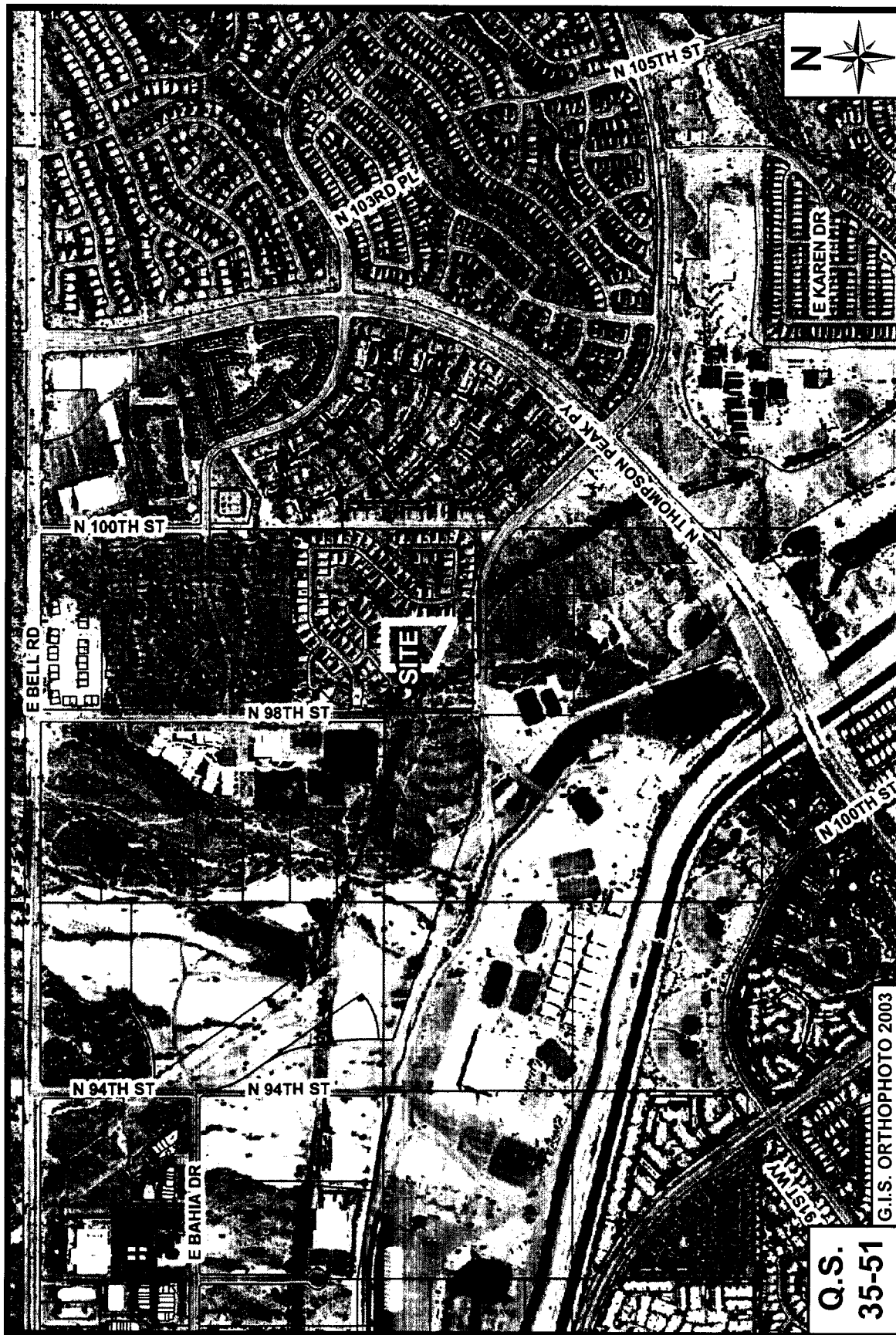
Frank Gray
General Manager Planning and Development Services
11.18.05

Date

Ed Gawf
Deputy City Manager
11/28/05

Date**ATTACHMENTS**

1. Aerial Map
2. Final Plat
3. Preliminary Plat
4. Development Review Board Staff Report
5. Development Review Board Minutes



Q.S.
35-51

22-PP-2004

Horseman's Park Estates

ATTACHMENT #1

HORSEMAN'S PARK II PRELIMINARY PLAT

A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

APPLICANT/SUBDIVIDER

MONOPOLY DEVELOPMENT
28881 N. SCOTTSDALE RD. #200
SCOTTSDALE, AZ 85255
(480) 513-8600
(480) 513-8602 (FAX)

SURVEYOR

ERIE & ASSOCIATES, INC.
5128 NORTH 24TH STREET
PHOENIX, ARIZONA 85018
PH. 602-954-8399 FAX. 602-954-4601
(480) 513-8602 (FAX)

PROPERTY OWNER

MONOPOLY DEVELOPMENT
28881 N. SCOTTSDALE RD. #200
SCOTTSDALE, AZ 85255
(480) 513-8600
(480) 513-8602 (FAX)

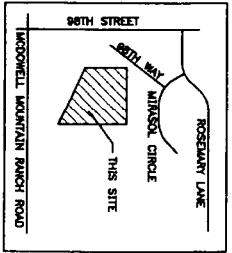
100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN ASSURED 100 YEAR WATER SUPPLY PER THE ARIZONA DEPARTMENT OF WATER RESOURCES.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED AND SUBDIVISION OF THE PARCELS DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY PERSONAL SUPERVISION AND THAT THE MONUMENTS AND LOT CORNERS SHOWN ACTUALLY EXIST OR WILL BE PERMANENTLY SET BY COMPLETION OF THE SURVEY AND THAT THE DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

EDWARD J. ERIE II, R.L.S. NO. 16578



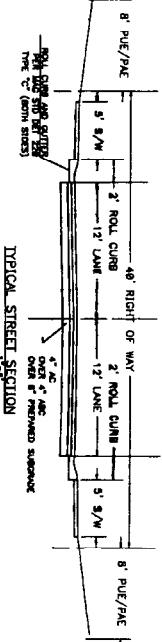
VICINITY MAP

NA.O.S. SUMMARY

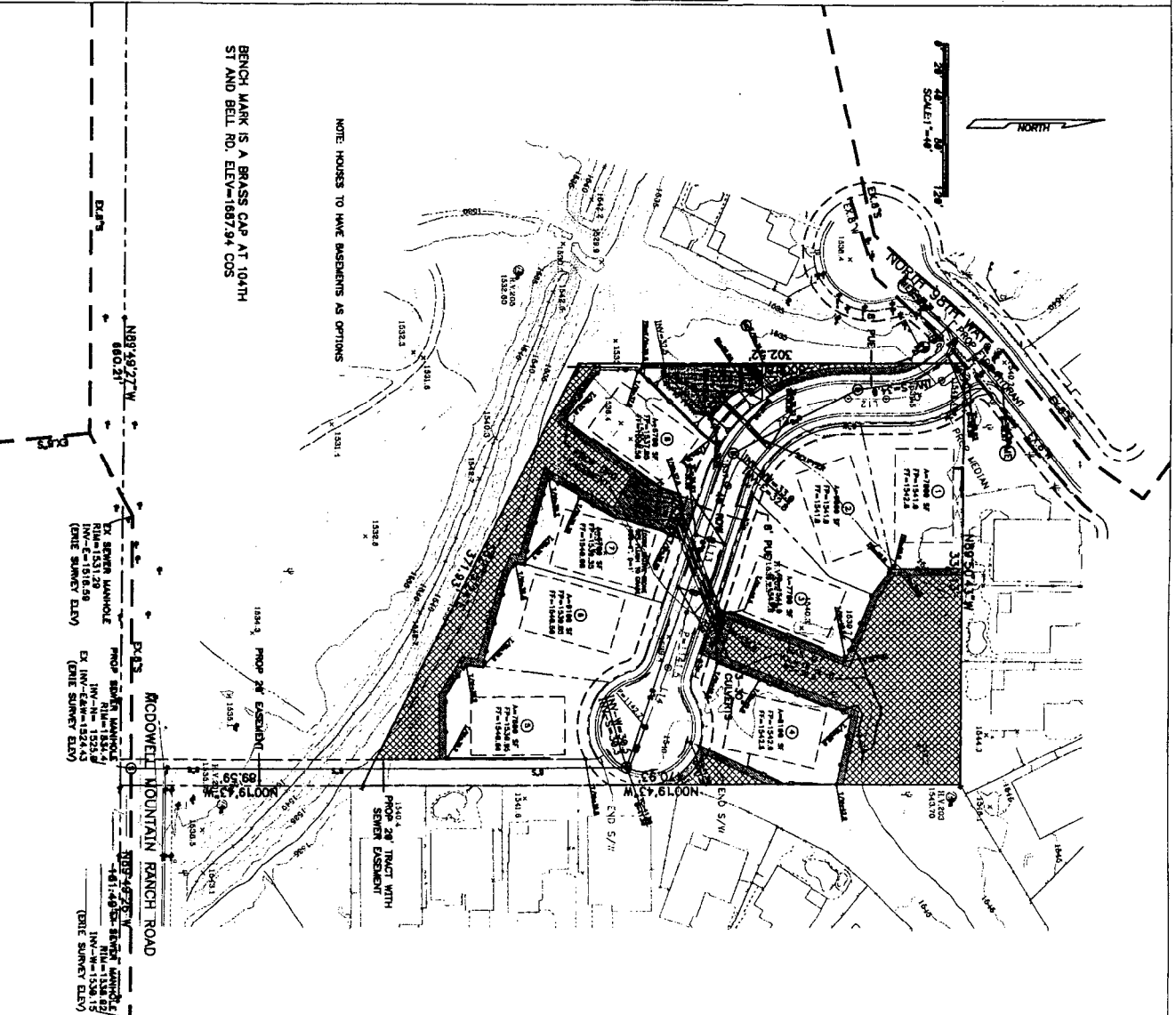
REQUIRED AREA = 0.73 acres
PROVIDED AREA = 0.81 acres
PROVIDED AREA (DISTURBED) = 0.18 acres
PROVIDED AREA (UNDISTURBED) = 0.63 acres
DISTURBED NAOS AS A % OF REQUIRED = 24.7%
(24.7% < 30% AS REQUIRED)

LINE	DISTANCE	BEARING
1	23.72	S 89° 11' 11" E
2	17.80	S 89° 11' 11" E
3	17.80	S 89° 11' 11" E
4	17.80	S 89° 11' 11" E
5	17.80	S 89° 11' 11" E
6	17.80	S 89° 11' 11" E
7	17.80	S 89° 11' 11" E
8	17.80	S 89° 11' 11" E
9	17.80	S 89° 11' 11" E
10	17.80	S 89° 11' 11" E
11	17.80	S 89° 11' 11" E
12	17.80	S 89° 11' 11" E
13	17.80	S 89° 11' 11" E
14	17.80	S 89° 11' 11" E
15	17.80	S 89° 11' 11" E
16	17.80	S 89° 11' 11" E
17	17.80	S 89° 11' 11" E
18	17.80	S 89° 11' 11" E
19	17.80	S 89° 11' 11" E
20	17.80	S 89° 11' 11" E

LEGEND	
	NATURAL AREA OPEN SPACE (NA.O.S.)
	DISTURBED (NA.O.S.)
	PROPOSED SOLID WALL/REMAINING WALL
	PROPOSED VENE FENCE/REMAINING WALL
	LIMITS OF PROPOSED OF RETENTION BASIN
	PUE PUBLIC UTILITY EASEMENT



TYPICAL STREET SECTION



NOTE: HOUSES TO HAVE BASEMENTS AS OPTIONS

BENCHMARK IS A BRASS CAP AT 104TH ST AND BELL RD. ELEV=1087.94' COS

RICHMOND MOUNTAIN RANCH ROAD

PROPOSED 28' TRACT WITH SEWER EASEMENT

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 27, 2005

ITEM NO. 6

SUBJECT	Horseman Park Estates
REQUEST	<p>Request Preliminary Plat approval for eight single-family on a 2.9+/- acre parcel.</p> <p>22-PP-2004</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• 8 lots on 2.9 acres• Access to existing streets in an adjacent subdivision• Site located in Lower Desert Landform of ESL
OWNER	<p>Monogram Development Services</p> <p>480-513-9600</p>
APPLICANT CONTACT	<p>Russ Herman</p> <p>Monogram Development Services</p> <p>480-513-9600</p>
LOCATION	<p>East of the NEC of 98th St & McDowell Mountain Ranch Rd</p>
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Single Family Residential District, Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD). The R1-5 zoning district allows for 4,700 square foot lots or larger. The ESL zoning purpose is to preserve the natural environmental features of a property. The PCD zoning is part of the Horseman's Park East zoning designation, intended to create a master plan for development of the area.</p> <p>Context.</p> <p>The property to the north, east and west is zoned Single Family Residential District Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD) and is developed with a subdivision. To the south is unimproved property planned and zoned for residential development; and pending rezoning for commercial office development.</p>
APPLICANT'S PROPOSAL	<p>Goal/Purpose of Request.</p> <p>The purpose of the request is to develop an 8 lot single-family residential subdivision. The natural wash that crosses the site will be preserved as Natural Area Open Space (NAOS). The street network consists of one cul-de-sac street for all 8 lots. The proposed street connects to the existing 98th Way at the northwest corner of the site.</p> <p>Development Information.</p>

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Other Boards and Commissions.

The site was rezoned with case 10-ZN-2003 approved July 7, 2003.

**STAFF
RECOMMENDATION**

Recommended Approach:
Staff recommends approval, subject to the attached stipulations.

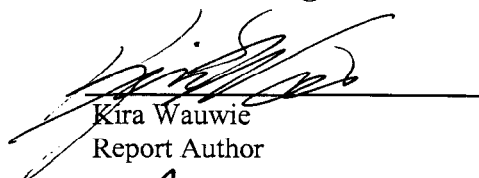
**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY


Kira Wauwie
Report Author


Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Preliminary Plat/Site Plan
- A. Fire Ordinance Requirements
- B. Stipulations
- C. Zoning Ordinance Requirements

COUNCILWOMAN DRAKE read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

January 13, 2005 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE JANUARY 13, 2005, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

CONTINUANCES

24-PP-2004 Offices @ Pinnacle Peak & Miller
Preliminary Plat
7655 E. Pinnacle Peak Rd
DFD Cornoyer Hedrick, Architect/Designer
Continued to a future date

COUNCILWOMAN DRAKE stated there are two items to be continued. Case 24-PP-2004 and 99-DR-2004 continued to a future date.


MR. JONES MOVED TO CONTINUE CASES 24-PP-2004 AND 99-DR-2004 TO A FUTURE DATE. SECOND BY VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

COUNCILWOMAN DRAKE stated case 109-DR-2004 has been moved from the consent to the regular agenda. Case 1-DR-2005 has been moved for the regular agenda to the consent agenda.

CONSENT AGENDA

5-DR-2003#3 Rug Gallery West
Site plan & elevations
14939 N Northsight Bl
S K D Inc., Architect/Designer

 22-PP-2004 Horseman Park Estates
Preliminary Plat
East of the NEC of 98th St. & McDowell
Mountain Rd
Techne Design, Architect/Designer

- 23-PP-2004 Rio Verde Estates
 Preliminary Plat
 13201 E. Rio Verde Dr
 LVA Urban Design Studio LLC,
 Architect/Designer
- 109-DR-2004 Paradise Valley Arsenic Removal Facility
 Site plan and elevations
 6212 N. Miller Rd
 H & S International, Architect/Designer

(PULLED TO REGULAR AGENDA)

- 69-DR-2003#2 Bashas Shopping Center
 Parking lot shade canopies
 8035 E. Indian School Rd
 Robert Kubicek Architects,
 Architect/Designer

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 5-DR-2003#3, 22-PP-2004, WITH THE AMENDED STIPULATIONS. CASES 23-PP-2004, 69-DR-2003#2 AND 1-DR-2005 WITH THE AMENDED STIPULATIONS THAT STIPULATION 1A IS REVISED TO JANUARY 5 TO JANUARY 27 AND THE ARCHITECTURAL DESIGN STIPULATION REQUIRING THE COLORS TO RETURN TO THE BOARD BE STRUCK. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

- 109-DR-2004 Paradise Valley Arsenic Removal Facility
 Site plan and elevations
 6212 N. Miller Rd
 H & S International, Architect/Designer

MR. CURTIS presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. JONES stated it appears the houses across the canal have a wall and appear lower on the site photos. Mr. Curtis replied the homes are slightly lower than the canal and there is a wall.